FOR LEASE > ±10,325 SF RETAIL SPACE (DIVISIBLE)

Pooler Pkwy Retail w/ Drive-Thru

801 POOLER PARKWAY, POOLER, GA 31322

Property Highlights

- **Up to ±10,325 SF** available for lease
- **Drive-thru space** available
- 66 parking spaces; **Parking Ratio 6.4/1000**
- Prominent **monument and building signage** available
- **Excellent exposure** in a highly visible location
- **High traffic counts** in front of property on Pooler Parkway
- **Surrounded by rapid residential and retail growth**
- **New Construction**
- **Ready for Occupancy October 2018**

Demographics

Distance	1 Mile	3 Miles	5 Miles
Total Population	5,004	20,017	40,982
Average HH Income	89,525	82,033	83,872
No. of Households	2,150	7,772	14,923
Daytime Employees	7,850	17,973	26,923
Businesses	490	1,144	1,716

Source: ESRI 2017

Traffic Count	±31,100 vehicles per day

Source: GDOT 2016

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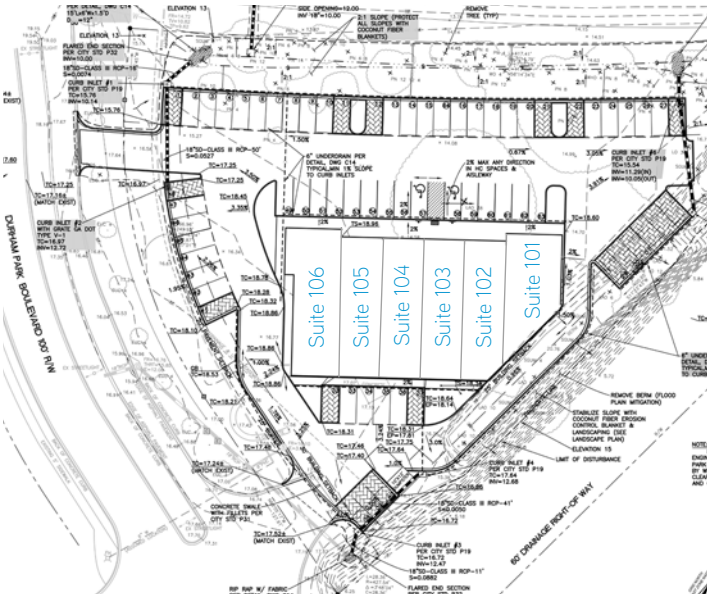
Availability

SUITE NO.	SIZE	RATE	NOTES
Suite 101 >	±1,535 SF	$40.00	Drive-thru space
Suite 102 >	±1,634 SF	$30.00	
Suite 103 >	±1,657 SF	$30.00	
Suite 104 >	±1,657 SF	$30.00	
Suite 105 >	±1,707 SF	$30.00	
Suite 106 >	±2,045 SF	$35.00	End-cap space



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